

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

BZA16-126
86 Montrose Way

OFFICE USE ONLY

Application Number: BZA16-126 Date Received: 6 SEP. 2016
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: CLINTONVILLE AC
Existing Zoning: R-3
Comments: 11/15/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

3332.35-Accessory building; To permit the establishment of habitable space above a detached garage that is not ordinarily appurtenant thereto

LOCATION

Certified Address: 86 Montrose Way City: Columbus Zip: 43214

Parcel Number (only one required): 010058755

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Austin J and Amy Elizabeth Knuppe Phone Number: 614-917-8140 Ext.: _____

Address: 86 Montrose Way City/State: Columbus/OH Zip: 43214

Email Address: austin.knuppe@gmail.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature] [Signature]

PROPERTY OWNER SIGNATURE [Signature] [Signature]

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer



ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (1) NAME Amy Elizabeth Knuppeof (1) MAILING ADDRESS 86 Montrose Way, Columbus OH 43214

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 86 Montrose Way

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS(4) Austin J and Amy Elizabeth Knuppe86 Montrose WayColumbus OH 43214APPLICANT'S NAME AND PHONE #
(same as listed on front application)Austin J and Amy Elizabeth Knuppe614-917-8140AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS(5) Clintonville Area Commissionc/o 3909 N. High StreetColumbus, OH 43214

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME

David A and Janice C Davis

(6a) PROPERTY ADDRESS

90 Montrose Way, Columbus OH 43214

(6b) PROPERTY OWNER MAILING ADDRESS

90 Montrose Way, Columbus OH 43214Michael L Dekay and Judith A Hartman82 Montrose Way, Columbus OH 4321482 Montrose Way, Columbus OH 43214Matt J Spitler85 Montrose Way, Columbus, OH 4321485 Montrose Way, Columbus, OH 43214KT and T Properties61 Medbrook Way, Columbus, OH 432143467 Marshrun Dr, Grove City, OH 43123Rudy P and Eugene F Zych94 Montrose Way, Columbus OH 4321494 Montrose Way, Columbus, OH 43214☒ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Amy Elizabeth KnuppeSworn to before me and signed in my presence this 16th day of August, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

M. MadamaMy Commission Expires April 16, 2021**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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**APPLICANT AND PROPERTY
OWNER**

Austin J and Amy Elizabeth
Knuppe
86 Montrose Way
Columbus, OH 43214

AREA COMMISSION

Clintonville Area Commission
c/o 3909 N. High Street
Columbus, Ohio 43214

**SURROUNDING PROPERTY
OWNERS**

Thomas A Jacobs
64 W Torrence Rd
Columbus, OH 43214

Thomas J Ey Tr
105 Montrose Way
Columbus, OH 43214

Rudy P Zych and F Lugene
94 Montrose Way
Columbus, OH 43214

Dustin B Snow and Molly
Patterson Fausch
110 W Dunedin Rd
Columbus OH, 43214

Peter and Erinn Hade Craigmile
97 Montrose Way
Columbus, OH 43214

William S and Nance B Hoza
44 W Torrence Rd
Columbus, OH 43214

Roth Lu
65 Medbrook Way
Columbus, OH 43214

David C and Vicki J Althoff
69 Medbrook Way
Columbus, OH 43214

Henry A Stern and Clare A
Simmons
73 Medbrook Way
Columbus, OH 43214

Stuart Y Itani
57 Medbrook Way
Columbus, OH 43214

Michael C and Traci D Graziani
98 montrose way
Columbus, OH 43214

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BZA16-126

86 Montrose Way

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

We are requesting a variance for an existing, two-story wood framed detached garage. The first floor is a two-car garage, while the second floor is currently zoned as an "above-garage storage loft." The loft, however, was already used illegally as habitable space by the previous owners. This means the loft currently has plumbing, electric, carpeting, and a partial kitchenette (cabinets and sink). We are requesting a variance for this loft to be considered habitable space, but not a secondary contained dwelling (i.e., no kitchen appliances or other 220v appliances). Our plan is to use this space as an in-law suite to be used occasionally when family visit from out-of-state. As is typical with new construction, garages are typically attached to the house and a variance would likely not be needed to convert the 2nd story into extra living spaces. The project has a few advantages that should be noted. Since the garage is existing only a minimal amount of interior carpentry is needed. Existing utilities (electricity and plumbing) are already present in the garage. To construct a similar structure today, it would cost roughly 4 times as much and would lose the architectural character of the house and neighborhood. Moreover, we are not planning on expanding the footprint of the garage, as a set of exterior stairs to the space are already present. Our plan is simply to have the space be considerable habitable so that we can request permits to make some minor upgrades to the plumbing and electric already present in the loft.

Signature of Applicant

Andy Kyrze

Date

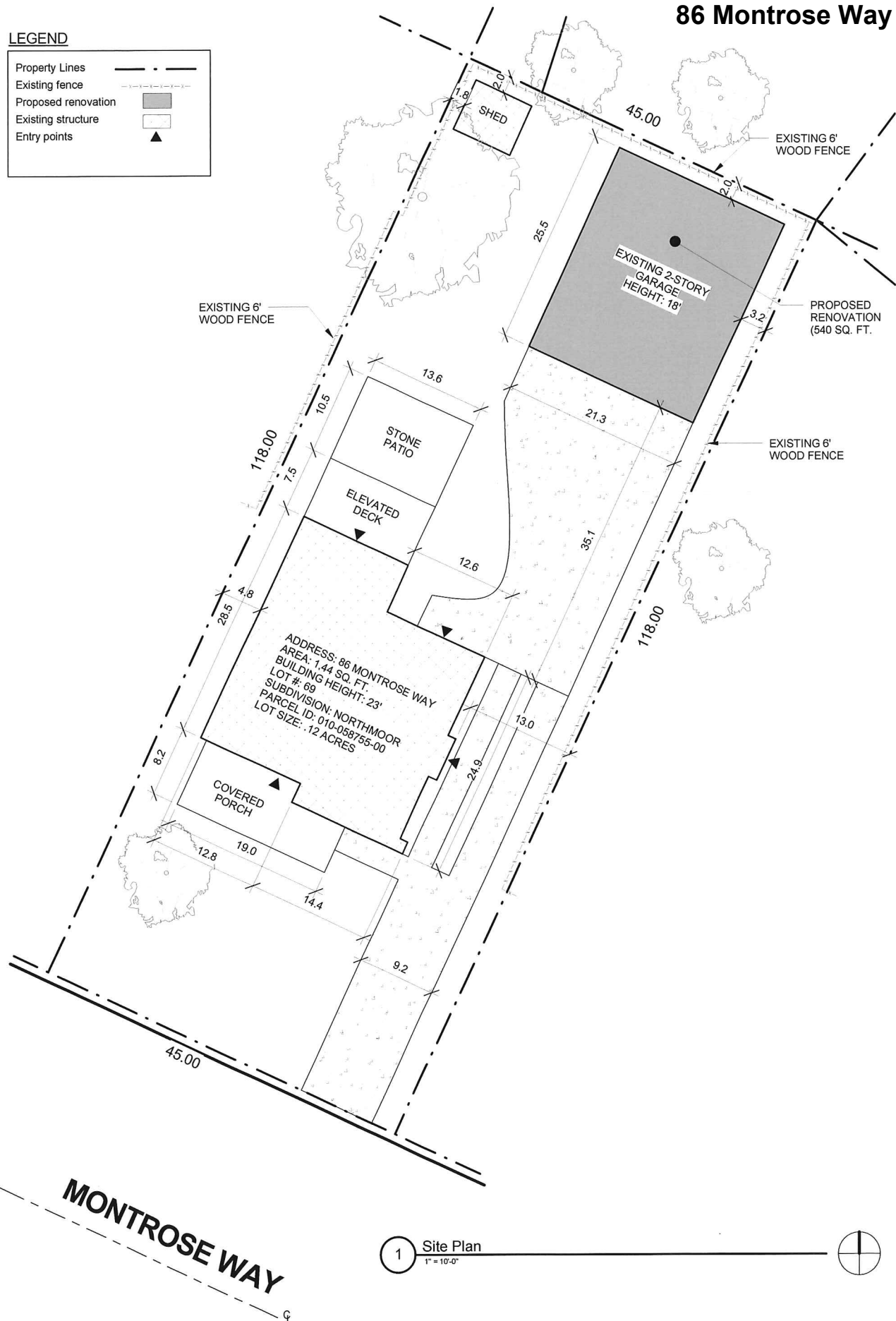
9/6/16

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LEGEND

Property Lines	---
Existing fence	- - - - -
Proposed renovation	■
Existing structure	□
Entry points	▲

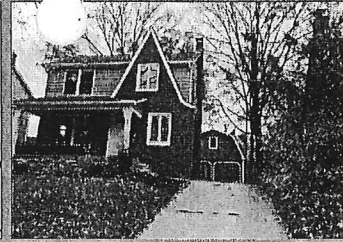
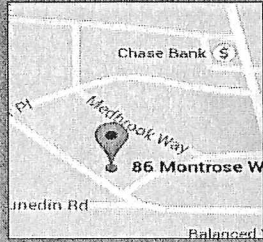


MONTROSE WAY

2nd Floor Garage Conversion for 86 Montrose Way

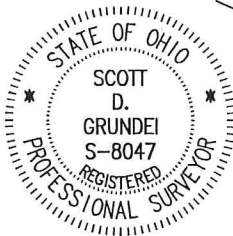
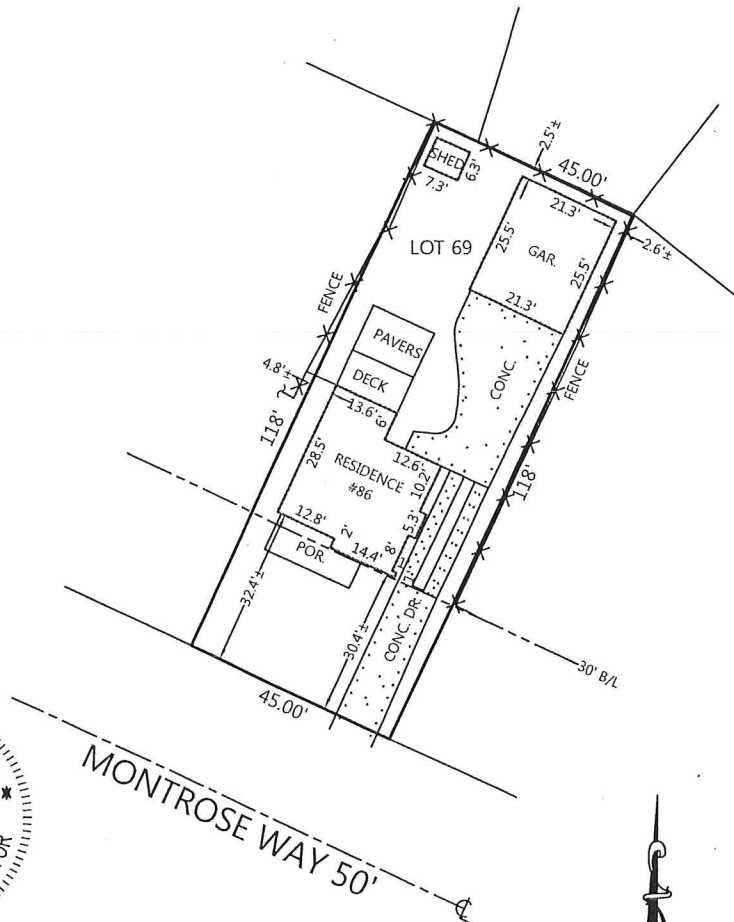
Date | 08/28/16
 Drawing # | SP1.1

 **ELITE**
LAND TITLE



PROPERTY ADDRESS: 86 MONTROSE WAY COLUMBUS, OHIO 43214

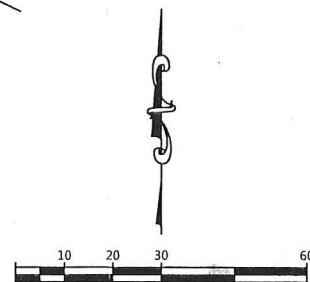
SURVEY NUMBER: 163986



Scott D. Grundei

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSGI#: 163986



SCALE: 1" = 30'

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: 20141034

DATE: 10/29/2014

BUYER: AUSTIN J. AND AMY ELIZABETH KNUPPE

SELLER: BLUE CHIP DEVELOPMENT GROUP

SUBLOT / ORIGINAL LOT: 69

SUBDIVISION: NORTHMOOR SUBDIVISION

PLAT: 14

PG: 18

COUNTY: FRANKLIN

CERTIFIED TO: ELITE LAND TITLE + THE ARLINGTON BANK

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED
FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES,
ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT
BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

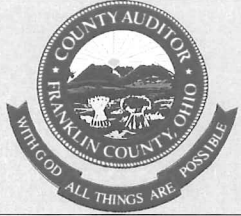
Landmark Survey
is proud to support:



LANDMARK
Survey Group

Landmark Survey Group
2099 West Fifth Avenue
Columbus, Ohio 43212
Phone: 614.485.9000
Fax: 614.485.9003

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO
ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE
SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO
CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 8/9/16



Disclaimer

Scale = 30



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



City of Columbus Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010058755

Zoning Number: 86

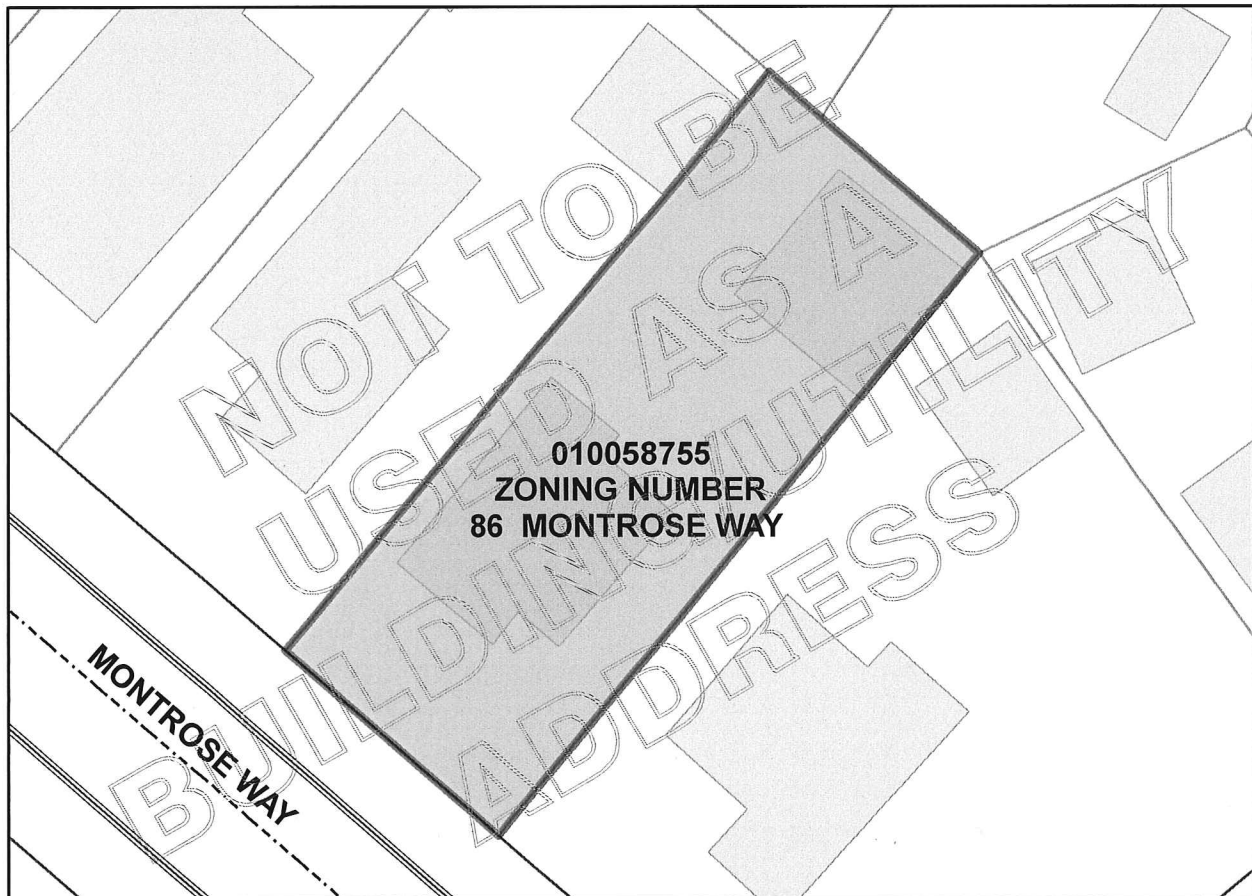
Street Name: MONTROSE WAY

Lot Number: N/A

Subdivision: N/A

Requested By: KNUPPE AUSTIN J KNUPPE AMY ELIZABETH (OWNER)

Issued By: *Adyana Williams* Date: 8/9/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 70517

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Austin J and Amy Elizabeth Knuppe
of (COMPLETE ADDRESS) 86 Montrose Way, Columbus OH 43214

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Austin J Knuppe

86 Montrose Way, Columbus OH 43214

Amy Elizabeth Knuppe

86 Montrose Way, Columbus, OH 43214

Franklin American Mortgage Company

6100 Tower Circle, Suite 600, Franklin, TN 37067

SIGNATURE OF AFFIANT

Austin J Knuppe Amy Elizabeth Knuppe

Sworn to before me and signed in my presence this 16 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

April 16, 2021

Notary Seal Here



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